Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	22 UPTON CIRCLE DERRIMUT VIC 3026

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$870,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$780,000	Property type	House	Suburb	Derrimut
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
18 NORTHAM GREEN DERRIMUT VIC 3026	$936,000	08-Dec-25
126 LENNON PARKWAY DERRIMUT VIC 3026	$870,000	24-Nov-25
8 BRODIE MEWS DERRIMUT VIC 3026	$940,000	02-Aug-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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OBrien Real Estate

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18 NORTHAM GREEN DERRIMUT VIC 3026

4 2 2

Sold Price RS **$936,000** Sold Date **08-Dec-25**

Distance **0.29km**



126 LENNON PARKWAY DERRIMUT VIC 3026

4 2 2

Sold Price RS **$870,000** Sold Date **24-Nov-25**

Distance **0.32km**



8 BRODIE MEWS DERRIMUT VIC 3026

5 2 2

Sold Price **$940,000** Sold Date **02-Aug-25**

Distance **0.9km**

RS = Recent sale **UN** = Undisclosed Sale

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